

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Silver Lane @ intersec.
with River Road * ZONING COMMISSIONER
2101 Silver Lane
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Ed Cochran, et al, Petitioners * Case No. 98-429-A
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property located at 2101 Silver Lane in the Back River section of eastern Baltimore County. The Petition was filed by Ed Cochran and Martha Sue Cochran, his wife, property owners. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit side and rear yard setbacks as close as 10 ft. in lieu of the required 50 ft., and a 55 ft. setback from the center of an existing road in lieu of the required 75 ft. The Petitioners also seek approval of an undersized lot, pursuant to Section 304 of the BCZR, and any other variances deemed necessary by the Zoning Commissioner. Last, relief is requested from Section 400.1 of the BCZR to permit an existing garage in the front side yard in lieu of the required rear yard, and to amend a prior approved plan in case No. 90-361-A. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were Ed Cochran and Martha Sue Cochran, Petitioners/property owners. Also present was Paul Lee, the engineer who prepared the site plan. There were no other Protestants or interested persons present.

Testimony and evidence presented was that the subject property is approximately .788 acres in area, zoned R.C.5. The site is an irregularly shaped lot, with frontage on Silver Lane and River Road in the Back River Neck community of eastern Baltimore County, near Sue Creek.

ORDER RECEIVED FOR FILING

Date

By

7/14/98
M. G. G. G.

The lot is quite old and was originally laid out as part of the Cedar Beach subdivision as platted in 1940. The property previously contained a detached dwelling known as 2101 Silver Lane Drive. That dwelling has been razed. Mr. and Mrs. Cochran apparently decided that the building was not worth saving and propose constructing a new one story single family dwelling in its place. As shown on the site plan, the new house will be located in a different location than the prior building and will be set back farther from the road. The property also contains a garage which will be retained.

Previously, variance relief was granted for the old dwelling in case No. 90-361-A. Relief is requested in the instant matter to permit a smaller side and rear yard setback than is required for the house to allow the existing garage to remain in its location. Due to the orientation of the proposed house, the garage will be located in the side/front yard, as opposed to the required rear yard.

As noted above, there were no Protestants present and the Petitioners enjoy the support of the Office of Planning. The Zoning Plans Advisory Committee comment received from that agency indicates that the Office supports the relief in that the proposed construction represents a replacement of a dwelling which was previously razed. The agency comment also notes the extension of public sewer service in this area, which was meant to serve existing homes and properties in the Back River Neck Peninsula.

Surely the property is unique by virtue of its most unusual configuration and shape. Compliance with the setback regulations (50 ft.) cannot be met in this instance due to the configuration of the property. Moreover, the Petitioners would suffer a practical difficulty if relief were denied, in that the permitted residential development of the site would not be allowed. Moreover, construction of the new home, as proposed,

ORDER RECEIVED FOR FILING

Date

By

7/14/98

Dr. Gorch

would not be detrimental to surrounding properties. For these reasons, variance relief from the side and rear yard setback requirements will be granted.

A variance will also be granted to permit the existing garage. In this regard, it was indicated that the garage will be slightly expanded to accommodate the Petitioners' recreational vehicle. The location of the garage appears appropriate, in view of the configuration of the property. Thus, a variance from Section 400.1 will be approved to allow the garage to be located in the side/front yard.

Relief is not necessary to approve the lot size. Although less than the one acre minimum, this lot is not being created, rather, redeveloped. Thus, relief is not necessary, pursuant to Section 304, in that the grant of the variances as provided above will permit development of this property, as shown on the site plan.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of July 1998 that a variance from Section 1A04.3.B.3 of the BCZR to permit side and rear yard setbacks as close as 10 ft., in lieu of the required 50 ft., and a 55 ft. setback from the center of an existing road in lieu of the required 75 ft., be and is hereby GRANTED; and,


IT IS FURTHER ORDERED that a variance from Section 400.1 of the BCZR to permit an existing garage in the front/side yard, in lieu of the required rear yard, and to amend a prior approved plan in case No. 90-361-A, be and is hereby GRANTED, subject, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk

ORDER RECEIVED FOR PLUM
7/14/98
M. G. G. G.

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Dept. of Environmental Protection and Resource Management (DEPRM), dated May 29, 1998, are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

By

7/14/98
M. G. Gora



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 10, 1998

Mr. and Mrs. Ed Cochran
2214 Poplar Road
Baltimore, Maryland 21221

RE: Case No. 98-429-A
Petition for Zoning Variance
Location: 2101 Silver Lane

Dear Mr. and Mrs. Cochran:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mr. Paul Lee - Century Engineering, Inc.
32 West Road, Towson, Maryland 21204



A29
CBCA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2101 Silver Lane

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attached Sheet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Addressed At Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Engineer

~~XXXXXXXXXXXXXX~~

Paul Lee-Century Engineering, Inc.

(Type or Print Name)

Paul Lee

Signature

32 West Road

Address

Towson, Maryland 21204

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Ed Cochran

(Type or Print Name)

Ed Cochran

Signature

Martha Sue Cochran

(Type or Print Name)

Martha Sue Cochran

Signature

2214 Poplar Road (410) 574-4842

Address

Phone No

Baltimore, Maryland 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Paul Lee-Century Engineering, Inc.

Name

32 West Road

(410) 823-8070

Address

Phone No

Towson, MD 21204

OFFICIAL USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

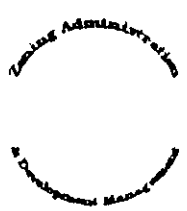
the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper



98-429-A

RE: PETITION FOR VARIANCE
2101 Silver Lane, N/S Silver Lane at the intersection
with River Road, 15th Election District, 5th
Councilmanic

Legal Owners: Ed and Martha S. Cochran

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-429-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, Century Engineering, Inc., 32 West Road, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

1A04.3.B.3 to permit a side/rear yard setback as close as 10 ft. in lieu of required 50 ft. and a 55 ft. setback from center of existing road in lieu of required 75 ft. (a variance of 40 ft. and 20 ft.) and to approve an undersized lot per Section 304 of the BCZR and any other variances deemed necessary by Zoning Commissioner and Sect. 400.1 to permit an existing garage in a front and side yard in lieu of the required rear yard and to amend the prior approved plan in Case #90-361-A.

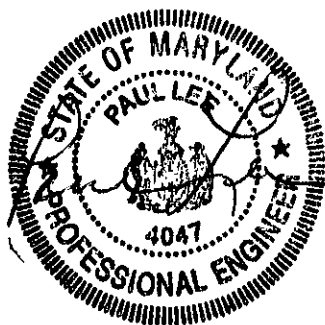
A29

**DESCRIPTION
2101 SILVER LANE
ELECTION DISTRICT 15C5
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point located on the northeast side of Silver Lane, said point also being located Southeasterly 517.42 ft. \pm from the south side of Marsh Road; thence running with and binding on said Northeast side of Silver Lane the following two courses and distances,

- (1) South 17 degrees 42 minutes 00 seconds East 100.00 feet and
- (2) South 00 degrees 49 minutes 00 seconds West 50.00 feet; thence leaving said Northeast side of Silver Lane,
- (3) South 89 degrees 07 minutes 30 seconds East 102.27 feet,
- (4) North 35 degrees 15 minutes 00 seconds West 30.00 feet,
- (5) North 31 degrees 46 minutes 00 seconds East 190.04 feet,
- (6) North 22 degrees 30 minutes 04 seconds West 106.32 feet,
- (7) South 78 degrees 20 minutes 00 seconds West 108.71 feet,
- (8) South 17 degrees 42 minutes 00 seconds East 100.00 feet and,
- (9) South 78 degrees 20 minutes 00 seconds West 100.00 feet to the Northeast side of Silver Lane and the point of beginning.

CONTAINING 34,111 square feet (0.78 Ac. \pm) of land, more or less.



98-429-A

BALTIMORE COUNTY, MARYL/)
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JLL 429

No. 046733

DATE 5/12/98 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: COCHRAN

FOR: RV

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
5/12/1998 5/12/1998 08:52:09
REF: W501 CASHIER CLUM CML DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 049730
CR NO. 046733

OFFICE

50:00 CHECK: FM
Baltimore County, Maryland

98-429-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/4/, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/4/, 19 98

THE JEFFERSONIAN,

A. H. Emerson
LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-429-A
2101 Silver Lane
Intersection of Silver Lane
with River Road
15th Election District
5th Councilmanic District
Legal Owner(s): Ed Cochran
& Martha Sue Cochran

Variance: to permit a side/rear yard setback as close as 10 feet in lieu of the required 50 feet; to permit a 55-foot setback from center of existing road in lieu of required 75 feet; to approve an undersized lot and any other variances deemed necessary by the zoning commissioner, to permit an existing garage in a front and side yard in lieu of the required rear yard and to amend the prior approved plan in case number 90-361-A.

Hearing: Thursday, June 25, 1998 at 10:00 a.m., in Room 107, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible, for special accommodations please call (410) 887-3353.
(2) For information concerning the file attach hearing. Please call (410) 887-3353.

6/03/98-June-4 0235473

CERTIFICATE OF POSTING

**RE: Case # 98-429-A
Petitioner/Developer:
(Edward Cochran)
Date of Hearing/Closing:
(June 25, 1998)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

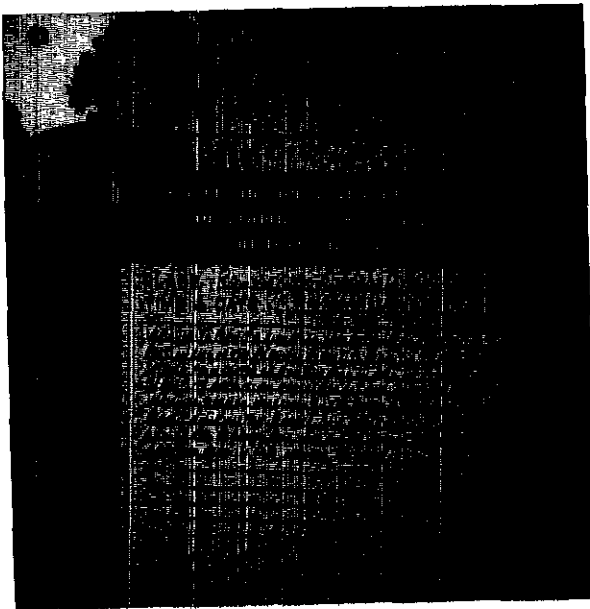
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____**

2101 Silver Lane Baltimore, Maryland 21221 _____

**The sign(s) were posted on _____ June 9, 1998 _____
(Month, Day, Year)**



Sincerely,

***Thomas P. Ogle, Sr.* 6/9/98
(Signature of Sign Poster & Date)**

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 21, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-429-A
2101 Silver Lane
N/S Silver Lane at the intersection with River Road
15th Election District - 5th Councilmanic District
Legal Owner: Ed Cochran & Martha Sue Cochran

Variance to permit a side/rear yard setback as close as 10 feet in lieu of the required 50 feet; to permit a 55-foot setback from center of existing road in lieu of required 75 feet; to approve an undersized lot and any other variances deemed necessary by the zoning commissioner; to permit an existing garage in a front and side yard in lieu of the required rear yard; and to amend the prior approved plan in case number 90-361-A.

HEARING: Thursday, June 25, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Martha & Ed Cochran
Century Engineering, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 10, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 4, 1998 Issue - Jeffersonian

Please forward billing to:
Ed Cochran 410-574-4842
2214 Poplar Road
Baltimore, MD 21221

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-429-A
2101 Silver Lane
N/S Silver Lane at the intersection with River Road
15th Election District - 5th Councilmanic District
Legal Owner: Ed Cochran & Martha Sue Cochran

Variance to permit a side/rear yard setback as close as 10 feet in lieu of the required 50 feet; to permit a 55-foot setback from center of existing road in lieu of required 75 feet; to approve an undersized lot and any other variances deemed necessary by the zoning commissioner; to permit an existing garage in a front and side yard in lieu of the required rear yard; and to amend the prior approved plan in case number 90-361-A.

HEARING: Thursday, June 25, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-429 A

Petitioner: ED & MARTHA SUE COCHRAN

Address or Location: 2101 SILVER LAKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ED COCHRAN

Address: 2214 POPLAR RD
BALTIMORE, MD 21221

Telephone Number: (410) 574-4842

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-429-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: ~~THE~~ VARIANCES TO PERMIT PROPERTY LINE SETBACKS AS CLOSE AS 10 FT.
AND STREET CENTER LINE SETBACK^A OF 5.5 FT. IN LIEU OF THE REQUIRED 50 FT. AND
75 FT RESPECTIVELY. TO PERMIT AN ACCESSORY STRUCTURE IN FRONT AND SIDE YARD IN LIEU OF
REAR YARD AND HWY / OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER
AND TO APPROVE AN UNDERSIZED LOT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 16, 1998

Mr. Paul Lee
Century Engineering, Inc.
32 West Road
Towson, MD 21204

RE: Item No.: 429
Case No.: 98-429-A
Petitioner: Ed and Martha
Cochran
Location: 2101 Silver Lane

Dear Mr. Lee:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 12, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



Due Date: May 29, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *ABJ/yp*

SUBJECT: Zoning Item #429

Cochran Property, 2101 Silver Lane

Zoning Advisory Committee Meeting of May 26, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

100-111111
3 1998
PDM

TO: Arnold Jablon, Director
and Development Management

DATE: June 2, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 2101 Silver Lane

INFORMATION

Item Number: 429 .

Petitioner: Cochran Property

Zoning: RC 5

Requested Action: Variance

Summary of Recommendations:

In this particular instance the applicant requests relief to construct a home which will replace a dwelling that was previously raised. In situations such as the instant case, the Office of Planning supports the relief requested since the extension of public sewer in this area was meant to serve existing homes on the Back River Neck peninsula.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 27, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF MAY 26, 1998

Item No.: 427, 428, 429, 433, 434
435, 436, 437, 438, 439
440

Zoning Agenda:

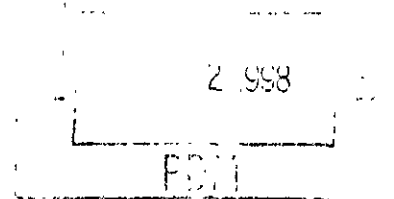
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-22-94
Item No. 429 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 8, 1998

FROM: *Rob* Robert W. Bowling, Chief
Development Plans Review Division

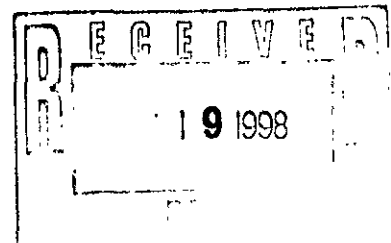
SUBJECT: Zoning Advisory Committee Meeting
for June 1, 1998
Item Nos. 427, (429), 430, 432, 433,
437, and 440

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0601.NOC

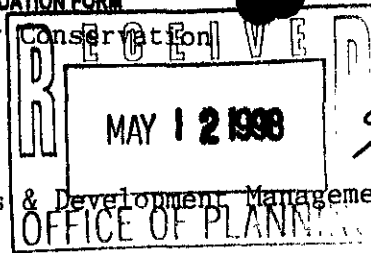


INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

B Permit Number



SEE 98-429-A

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Paul Lee
Century Engineering, Inc., 32 West Road, Towson, MD 21204 (410) 823-8070
Print Name of Applicant Address Telephone Number

☐ Lot Address 2101 Silver Lane Election District 15 Council District 5 Square Feet 34,111

Lot Location: N E W / side / corner of Silver Lane, 0 feet from N E S W corner of River Road
(street) (street)

Land Owner Ed Cochran Tax Account Number 15-08-005280

Address 2214 Poplar Road Telephone Number (410) 574-4842
Baltimore, MD 21221

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by JLL
ZACM

Date 5/12/98

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

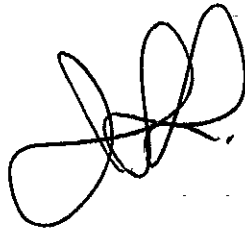
Staff has reviewed the Undersize Lot application and recommends **Denial**.

The property in question is zoned RC-5. The site has 34,111 square feet (0.78 acres) while the minimum lot size in a RC-5 zone is one acre. This lot could not be developed without the aid of public water and sewer. Public water and sewer is being installed in this area to correct existing health problems, not to allow new development. This was explicitly stated in the Baltimore County Master Plan 2000, the 1997 Water Supply and Sewerage, and the Plan Lower Back River Neck Community Action Plan.

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: May 20, 1998

File for Planning sent 5/12/98 (undersize)
The ~~set~~ pop up file made same
date

A stylized handwritten signature, possibly reading "JH", consisting of several loops and a final horizontal stroke.

98-429-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

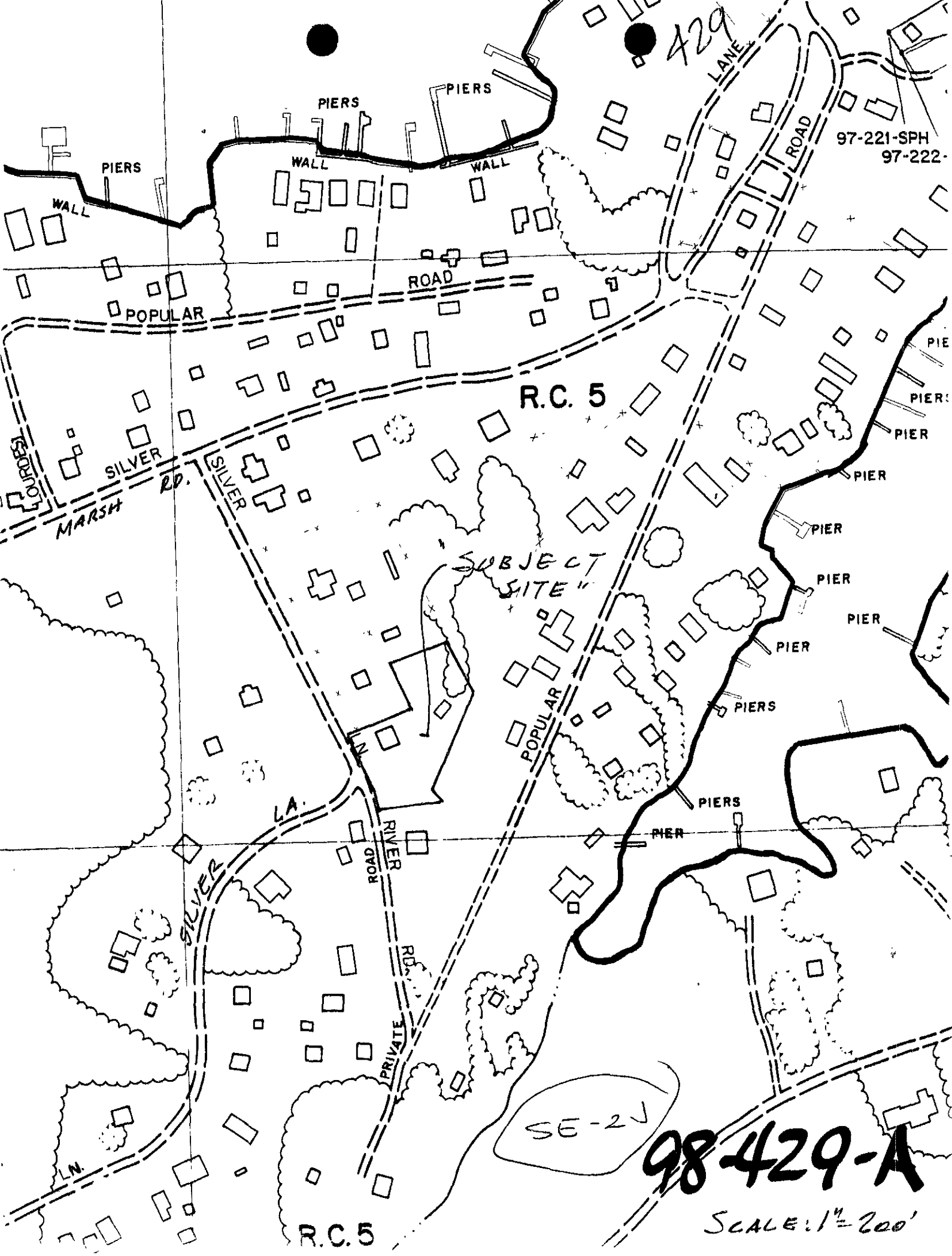
NAME

ADDRESS

PAUL LEE
Ed. Lee
Mrs. Cochran

32 WEST FOAD





429

97-221-SPH
97-222-

R.C. 5

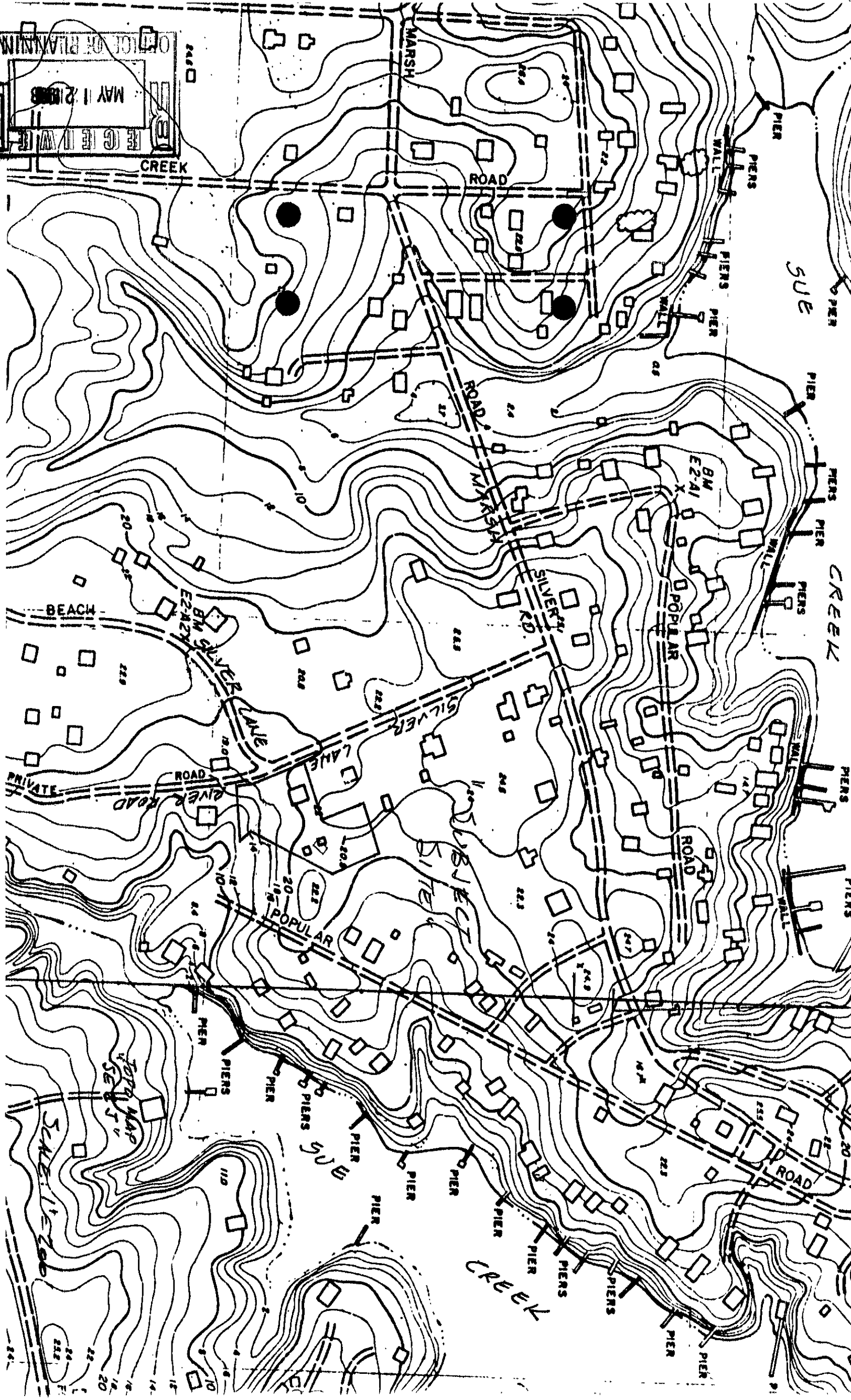
SUBJECT SITE

98-429-A

SCALE: 1" = 200'

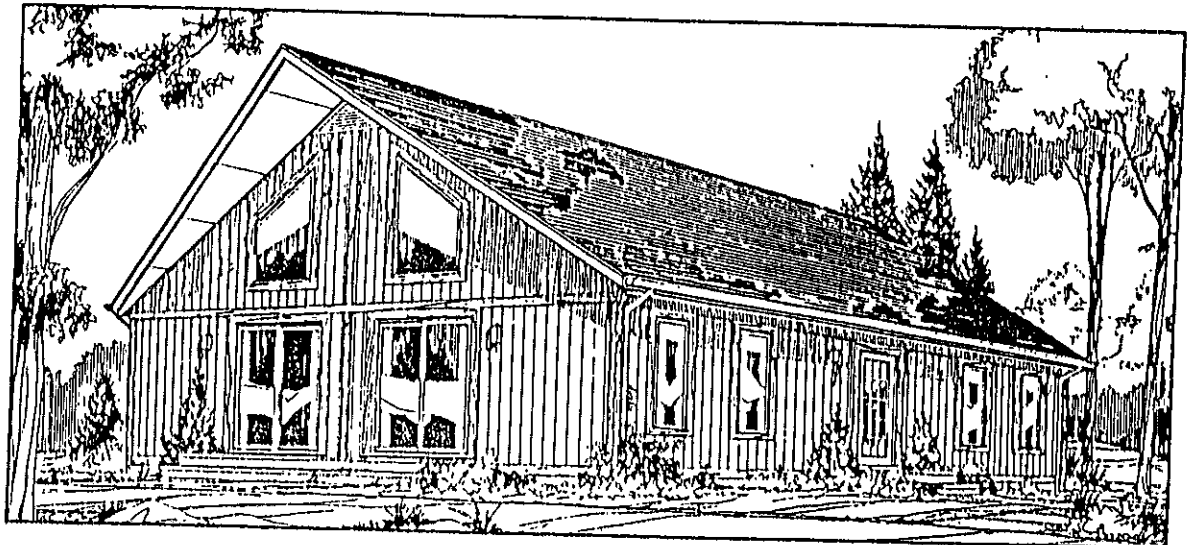
SE-2V

R.C. 5



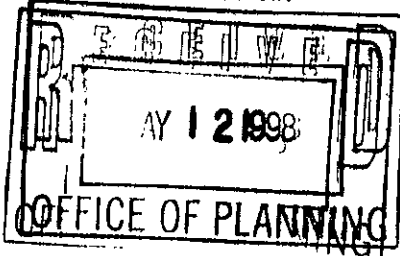
PLANS & RENDERING SHOWN ARE CONCEPTIONAL
REFER TO SPECIFICATIONS FOR STANDARD FEATURES AND OPTIONS

CONTEMPORARY

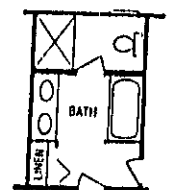
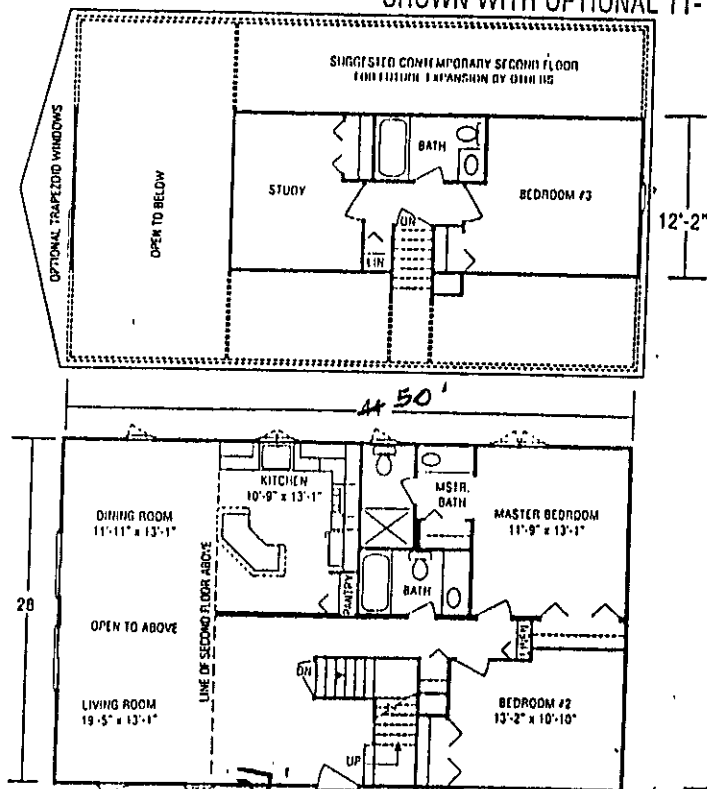


NOTE: OPTIONAL TRAPEZOID WINDOWS SHOWN
SHOWN WITH OPTIONAL T1-11 SIDING

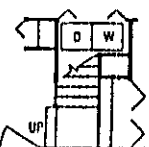
LIVING AREA = 1232 S.F.
UNFINISHED ATTIC SPACE = 395 S.F.
TOTAL AREA = 1627 S.F.



CLOSET IN KITCHEN
BECOMES IIWH STORAGE
ON CRAWL SPACE OR
PANTRY ON BASEMENT
MODEL.



OPTIONAL BATH



ALT. CRAWL SPACE

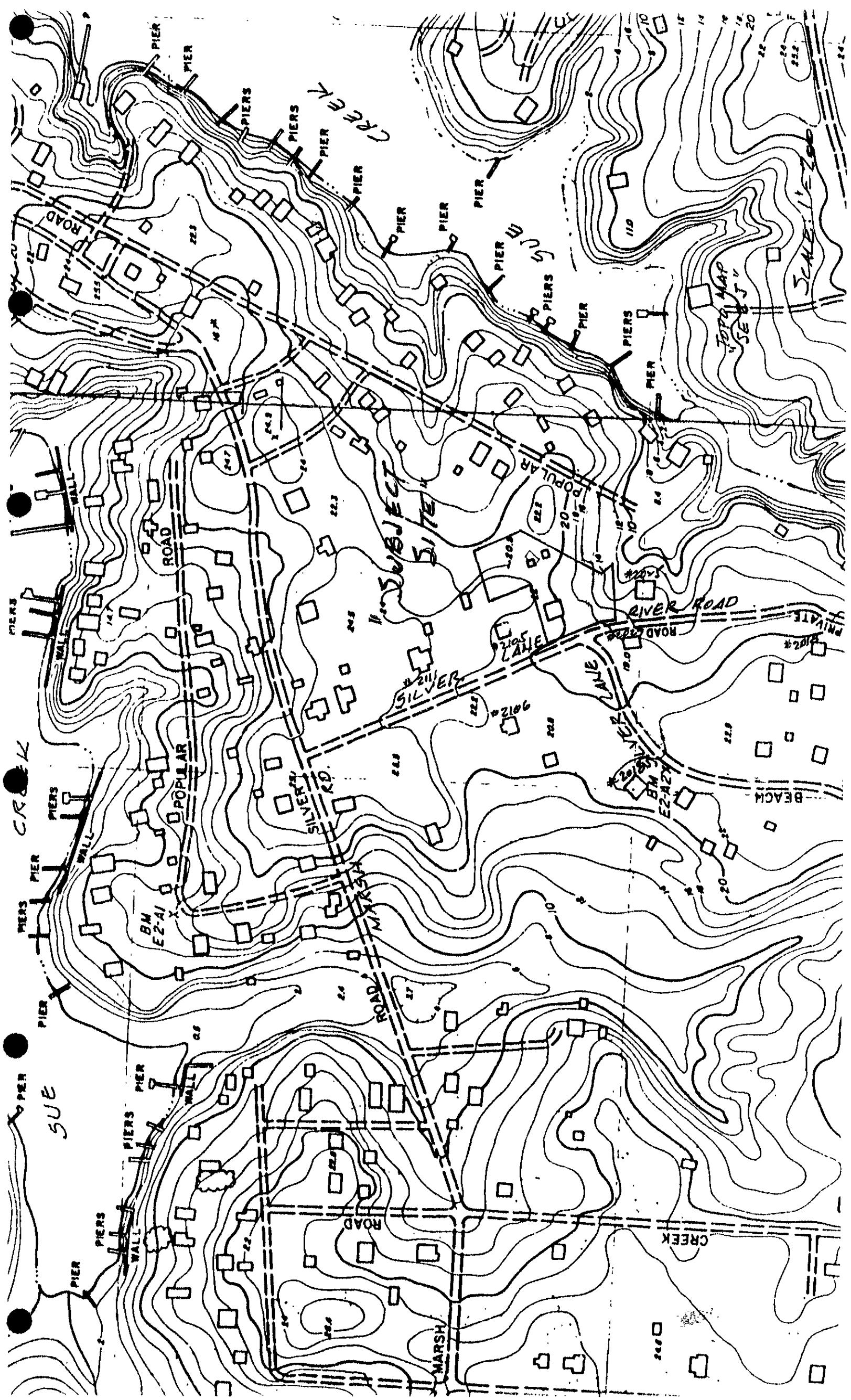
Rev. 12/7

ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE

Independent Registered Builders are not agents of North American Housing

P.O. BOX 145
POINT OF ROCKS, MD 21777
(301) 694-9100

P.O. BOX 25
BOONES MILL, VA 24065
(540) 334-5000



OFFICE OF PLANNING
MAY 12 1998

EX. ZONING: "RC-5"
EX. USE: "RESIDENTIAL"

EX. DWG. #2106
EX. DWG.

EX. ZONING: "RC-5"
EX. USE: "RESIDENTIAL"

NOTE:

Photo Location

LOTS 3040, 450 RECORDED IN RB. 12-91 "CEDAR BEACH"
LOT 450 RECORDED IN RB. 13-59 "CEDAR BEACH"

EX. DWG. #2018
EX. DWG.

WOODS

SILVER

LANE

PT. OF BEG.

RIVER ROAD

55' SETBACK FROM CENTER OF ROAD REQUESTED IN LIEU OF REQUIRED 75' (A VAR. OF 20')

EX. ZONING: "RC-5"
EX. USE: "RESIDENTIAL"

SIDE/REAR YARD REQUESTED AS CLOSE AS 10' IN LIEU OF REQ'D 50' (A VAR. OF 40') AND TO APPROVE AN ORDERED LOT PER SECT. 304 BEARING OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER.

SEE VARIANCE REQUEST FOR GAR. LOCATION

SUBJECT 12/91 SITE

EX. DR.

EX. DR.

EX. DWG. #2105
EX. DWG.

BUDG. RATED #2101
EX. VAR.

PROT. 10% FROM DWG. #2105

PROT. 10% FROM DWG. #2105

PROT. 10% FROM DWG. #2105

PROT. 10% FROM DWG. #2105

PROT. 10% FROM DWG. #2105

EX. DWG. #2111
EX. DWG.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

EX. DR.

IMPORTANT: Put only one roll in each envelope.

We use only Kodak Paper & Chemicals



105

One Roll Per Envelope • Do Not Moisten

FILM PROCESSING CHOICES:



YOUR CHOICE OF:

- 4x6 prints • 3½x5 prints
- With KODAK paper & chemicals



Quality you've come to expect!

Kodak PREMIUM PROCESSING

KODAK'S Highest Quality Processing with Convenient Extras!

- FREE Index Print
- Prints Backstamped with Month & Year
- Negatives Sleeved & Tabbed



FREE

INDEX PRINT
WITH ORIGINAL COLOR PRINT AIDS
MAKES REORDERING EASY



ADVANCED PHOTO SYSTEM PROCESSING

Kodak PREMIUM PROCESSING

- 3 prints sizes from same film!
- FREE Index Print!
- Negatives stored inside cassette!

Never touch negatives again!

Kodak PREMIUM PROCESSING

DIGITAL SERVICES



KODAK
Picture Disk
(Prints required
with original
roll orders)



KODAK
Photo CD
(Prints
optional)



FlashPix™
CD
(Prints optional)



Photo Restoration
& Enhancement
(From Original Photo)

**Guaranteed Quality & Service Every Day or
IT'S FREE!**

(on original rolls only, see drop box for details)

9015

MINN01

2-98







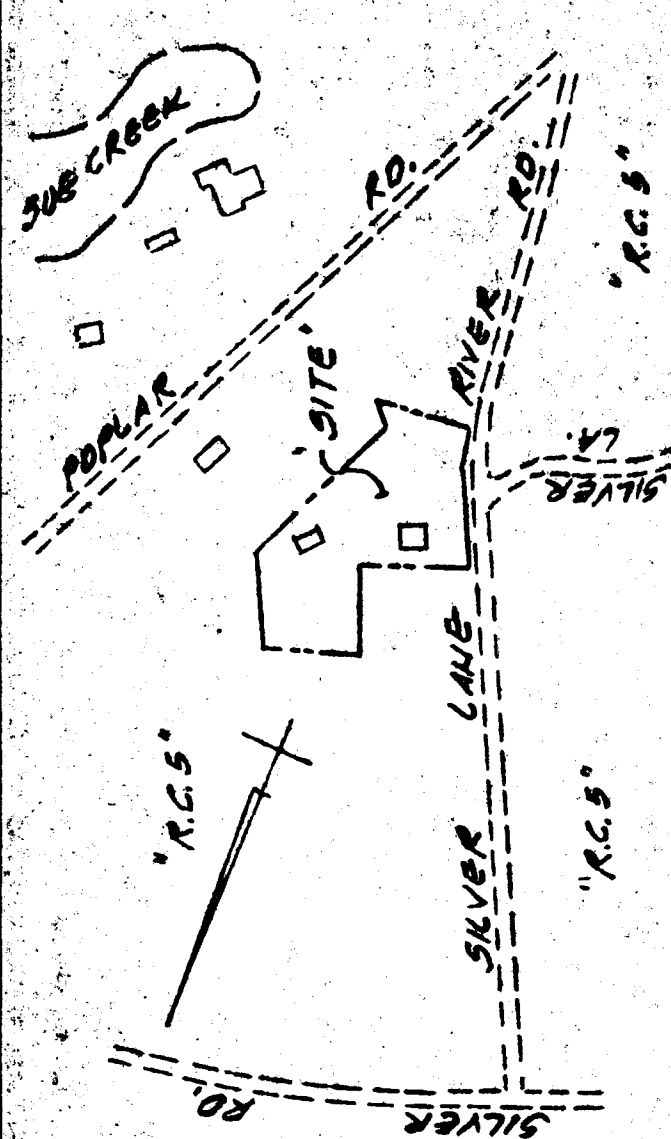












LOCATION PLAN
SCALE: 1"=200'

GENERAL NOTES:

1. AREA OF PROPERTY = 34,111 S.F. (0.78 AC.) - GROSS = 36,061 S.F. (0.83 AC.)
2. EXISTING ZONING OF PROPERTY = "R.C.S."
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "R.C.S."
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PETITIONER REQUESTING A VARIANCE TO SECTION 1204.3.5.9 OF THE ZONING ORDINANCE TO PERMIT A SIDE/REAR YARD SETBACK AS CLOSE AS 10' IN LIEU OF THE REQUIRED 50', A 55' SETBACK FROM THE CENTER OF THE EXISTING ROAD IN LIEU OF THE REQUIRED 75' (A VARIANCE OF 40' 4 20') AND TO APPROVE AN UNDERSIZED LOT PER SECTION 904 OF THE ZONING ORDINANCE. OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER.
7. PETITIONER REQUESTING A VARIANCE TO SECTION 1204.3.5.9 OF THE ZONING ORDINANCE TO PERMIT AN EXISTING GARAGE TO BE LOCATED IN A FRONT AND SIDE YARD INTERIOR OF THE REQUIRED REAR YARD.
8. ZONING HISTORY OF PROPERTY: CASE # 90-301-A, GRANTING 55' 30" SIDE YARD OF 23.5' AND A 35.5' SETBACK FROM THE CENTER OF ROAD. PROPERTY IS LOCATED IN THE "UNITED DEVELOPMENT" AREA OF THE CHESAPEAKE BAY CRITICAL AREA (SUE CREEK).
9. ALL NEW DOWNSPOUTS WILL DISCHARGE ACROSS THE LAWN AREA.
10. A 15% FOREST COVER WILL BE PROVIDED AND/OR MAINTAINED (97% MIN).
11. PROPERTY SERVED BY PUBLIC SEWER & WATER.
12. PROPERTY IS NOT LOCATED IN A 100 YR. FLOOD PLAIN.

200' SCALE ZONING MAP - SE 2 J

Set No. 1

PLAT TO ACCOMPANY PETITION
FOR

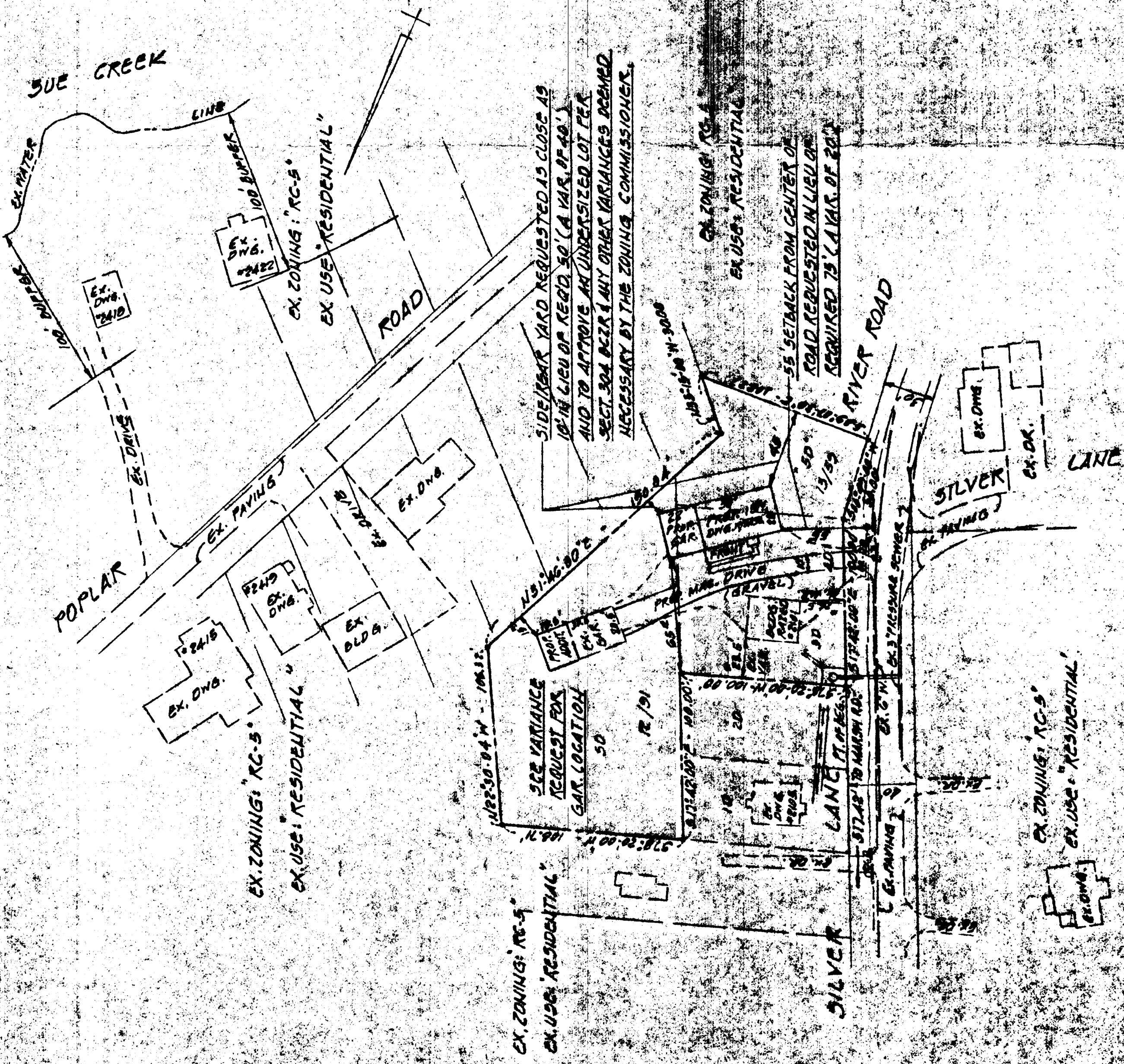
VARIANCES

#2101 SILVER LANE

ELECT. DIST. 15C5 BALTIMORE COUNTY, MD
SCALE: 1"=50' MAY 6, 1998

98-429-A

ENGINEER CENTURY ENGINEERING
31 WEST ROAD
TOWSON, MARYLAND 21204
410-281-1100



NOTE:
LOTS 30, 40, 150, RECORDED IN 18-21 "CEDAR BEACH"
LOT 50, RECORDED IN 18-19-55 "CEDAR BEACH"
REVISED BOUNDARY AS SHOWN FOR LOTS 50 & 50
BY THOMAS B. PHELPS & ASSOC.
948 ARROW AVE.
BALTIMORE, MD. 21221

EX. ZONING: "R.C.S."
EX. USE: "RESIDENTIAL"

EX. ZONING: "R.C.S."
EX. USE: "RESIDENTIAL"

EX. ZONING: "R.C.S."
EX. USE: "RESIDENTIAL"

EX. ZONING: "R.C.S."
EX. USE: "RESIDENTIAL"

EX. ZONING: "R.C.S."
EX. USE: "RESIDENTIAL"